

March 2003

Public Comment Period on the Draft Removal Action Workplan for the Whitebridge Site Loomis, California



FACT SHEET

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



California
Environmental
Protection Agency



INTRODUCTION

The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), is overseeing the remediation at the Whitebridge Subdivision Property (Site), located at 8231 King Road, Loomis, California. It is approximately two miles east of the City of Loomis in Placer County, and extends approximately 4,000 feet to the north of King Road. The Site encompasses approximately 184 acres of fenced, vacant land. Over the last several years, investigations have been conducted at the Site to determine if past activities impacted the soil with hazardous substances. This fact sheet provides information on what was discovered during the investigations, proposed cleanup options, what the community can expect to see over the next several months, and public participation activities planned for the community.

SITE DESCRIPTION AND BACKGROUND

From the 1930s to the late 1980s, the 184-acre Site was used for commercial orchard operations. As part of the orchards operations soil became contaminated with inorganic pesticides (e.g. lead arsenate) and chlorinated organic pesticides (e.g. DDT and dieldrin). Since the late 1980s, the Site has remained unused and vacant. The area surrounding the Site is considered rural residential, interspersed with areas of undeveloped land and small orchards. Beginning in 2000, Actium Development Corporation, on behalf of the owner Auburn Manor Holdings, signed an agreement with DTSC stating that they would conduct environmental investigations and cleanup of the Site, and DTSC would provide regulatory oversight of the investigations and cleanup. Auburn Manor

Public Review and Comment Period

The Department of Toxic Substances Control (DTSC) is seeking review and comment on the draft Removal Action Work Plan (RAW) for the Whitebridge Subdivision during a 30-day public comment period.

Comment Period

March 10, 2003 through
April 10, 2003.

Send Comments to Duane White, Site Mitigation Program, Department of Toxic Substances Control, 8800 Cal Center Drive, Sacramento, CA 95826, (916) 255-3585, dwhite@dtsc.ca.gov

Information Repository Copies of the draft RAW, Notice of Exemption, and other Site-related documents are available for review at: Loomis Library, 6050 Library Drive (behind Memorial Hall), Loomis, CA 95650, (916) 652-706, Department of Toxic Substances Control, Attn: Librarian, 8800 Cal Center Drive, Sacramento, CA (916) 255-3758.

Holdings anticipates developing 65 rural residential lots once the Site has been cleaned up.

Prior investigations revealed that Site soils are contaminated with inorganic and chlorinated organic pesticides. Because the Site is so large, it was determined that to better manage it, the Site would be divided into two areas. Area 1 refers to portions of the Site used as orchards. Area 2 refers to a 3-acre section of the Site where mixing and loading of pesticide materials occurred. A Health Risk Assessment determined that no further action is required in Area 1 to make it acceptable for residential use. However, the Health Risk Assessment did determine that Area 2 contains elevated concentrations of lead and arsenic that may pose an unacceptable health risk. Studies have shown arsenic is a known carcinogen (cancer causing) to human. The focus of this flier is the cleanup of arsenic-containing soils in Area 2.

PROPOSED REMEDIAL ALTERNATIVES

Based on the results of Site investigations and the health risk assessment, a document known as a draft Removal Action Workplan (RAW) has been developed and made available to the public for review and comment. The draft RAW summarizes information obtained during environmental investigations; analyzes the various potential alternatives that might be successful in cleaning up the Site; and finally, chooses one of those alternatives as the best method. All of the potential cleanup options outlined are evaluated against three criteria of effectiveness, ease of implementation, and cost. The best remedy is then selected.

With these criteria in mind, the following three alternatives were evaluated:

#1) No Further Action

This alternative means that nothing would be done to treat, contain, or remove any of the impacted soils. This alternative would involve the placement of a deed restriction, which would limit future use, and require that a fence be built and properly maintained. This alternative was not chosen for several reasons: it would not reduce the toxicity or volume of impacted soil; it would restrict the implementation of the owner's plans to develop residences; and, it would not prevent contamination from migrating off-site.

#2) Excavation and Off-site Disposal

This alternative would involve excavating impacted soil and transporting it to an off-site disposal facility. This alternative was not chosen, in part, because it is not economically viable.

#3) Excavation and On-Site Containment

This alternative would involve excavating impacted soil and placing it under a designated section of roadway within the planned residential development. This alternative would also require placing a deed restriction on the designated sections of roadway therefore restricting the roadway from being used for residential purposes.

CHOSEN REMEDIAL ALTERNATIVE

Of the three cleanup options evaluated, alternative number three, Excavation and On-Site Containment alternative is being proposed as the preferred remedy.

CALIFORNIA ENVIRONMENTAL QUALITY CONTROL ACT

Under the California Environmental Quality Control Act (Act), prior to approving a proposed environmental cleanup in their jurisdiction, decision-makers are required to conduct an evaluation to determine if the proposed cleanup will impact the environment.

For this project, DTSC has determined that a Notice of Exemption (NOE) is appropriate. The NOE states that the project will have no significant effect on the environment as a result of the removal action. This decision exempts DTSC from having to conduct a separate evaluation per the guidance of the Categorical Exemption for Minor Cleanup Actions Taken to Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Substance under the California Code of Regulations, Title 14, Section 15330.

If the draft RAW is approved, the NOE will be automatically approved and the decision will be officially filed with the State Environmental Document Clearinghouse.

PUBLIC INVOLVEMENT;

The draft RAW will be available for public review and comment during a 30-day public comment period. In addition, the NOE will be available for public review during the comment period. The comment period is held so that the public's concerns are considered before

DTSC makes a final decision to either approve, modify, or deny the draft RAW.

The draft RAW, supporting documentation, and NOE are available for public review at the repositories that have been established for this Site: Loomis Library, 6050 Library Drive (behind Memorial Hall), Loomis, CA, 95650, (916) 652-7061, Placer County Environmental Health Department, 11454 B Avenue, Auburn, CA 95603, (530) 889-7335, and the Department of Toxic Substances Control, Attn: Librarian, 8800 Cal Center Drive, Sacramento, CA (916) 255-3758.

FUTURE ACTIVITIES

After the public comment period has ended, DTSC will review all comments received and make a final determination to either accept or deny the draft RAW. At the same time, anyone who submitted either verbal or written comments will receive a Response to Comments. This document provides all of the comments submitted during the public comment period, and provides a written response to those comments. The Response to Comments will also be available at the repositories that have been established for the Site.

If the draft RAW is approved, cleanup activities will begin in accordance with the RAW and the Remedial Design and Implementation Plan (Plan) approved by DTSC. The Plan, which is enclosed as an Appendix to the draft RAW, documents the methods and controls used to implement the approved cleanup method.

WHAT CAN I EXPECT TO SEE IN MY NEIGHBORHOOD?

If the draft RAW is approved, you can expect to see the following during cleanup activities:

Use of Construction Equipment: On-site construction equipment such as scrapers and trucks will be in operation from 7:00 a.m. through 6:00 p.m. Monday through Saturday, and 9:00 a.m. through 6:00 p.m. on Sunday.

Light and Heavy-Duty Diesel Traffic: A variety of truck types will be used to deliver and remove supplies and materials from the Site on an as-needed basis.

Trucks will be moving in and out of the Site at any given time during designated hours of operation. Trucks entering and/or leaving the Site will use King Road.

Dust: During cleanup activities, water will be applied as a dust suppressant to control or reduce any dust that might be generated.

Noise: There will be some noise associated with cleanup activities especially from operation of excavation equipment and truck traffic. Hours of equipment operation and traffic activity will be confined to the designated hours of operation.

WHAT HAPPENS ONCE THE AREA 2 IS CLEANED UP?

Once DTSC determines that cleanup of Area 2 is complete, a Site Certification stating that all of the requirements outlined in the Removal Action Workplan have been met, and the deed restriction will be put into play for the designated roadway area.

CONTACTS

You are encouraged to contact any of the following individuals with your questions and/or concerns:

Mr. Duane White
DTSC Project Manager
8800 Cal Center Drive
Sacramento, California 95826
(916) 255-3585
dwhite@dtsc.ca.gov

Ms. Heidi Nelson
DTSC Public Participant Specialist
8800 Cal Center Drive
Sacramento, California 95826
(916) 255-3575
hnelson@dtsc.ca.gov

Mr. Ron Baker
DTSC Media Contact
P.O. Box 806
Sacramento, California 95812
(916) 324-3142
rbaker@dtsc.ca.gov

INFORMATION REPOSITORIES

Copies of the draft RAW and Notice of Exemption are available for review at:

Placer County Environmental Health Dept.
11454 B Avenue
Auburn, CA 95603
(530) 889-7335

Loomis Library
6050 Library Drive
(behind Memorial Hall)
Loomis, CA 95650
(916) 652-7061

Department of Toxic Substances Control,
Attn: Librarian
8800 Cal Center Drive
Sacramento, CA 95826
(916) 255-3758.

GLOSSARY

California Environmental Quality Act: The statutory act that requires decision-makers to conduct an evaluation of the environmental impact of proposed projects under their jurisdiction. The Act also requires the department or agency to provide the opportunity for public comment when appropriate.

Chlorinated Organic Pesticides: A chemical that contains carbon, oxygen, nitrogen, and other elements used to control the pest populations.

Draft Removal Action Work Plan (draft RAW): A plan in draft form that outlines a specific program leading to cleanup of a contaminated site.

Inorganic Pesticides: A chemical of mineral origin, such as copper or zinc, used to control pest populations.

Notice of Exemption: The NOE states that a project will have no significant effect on the environment as a result of remedial activity.

Metals: A group of elements that can be toxic at relatively low concentrations.

Remedial Design and Implementation Plan: A plan that documents the methods and controls used to implement the chosen alternative in the RAW.

Mailing List

If you have any comments concerning the Whitebridge site or if you would like to be put on the site specific mailing list, please take a moment to fill out the information below and mail it to Heidi Nelson, DTSC Public Participation Specialist, 8800 Cal Center Drive, Sacramento, California 95826.

DTSC mailing lists are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records, and if requested may be subject to release.

Name: _____

Address: _____

City/State/Zip Code: _____

Comments: _____

Recipient Address Here

Department of Toxic Substances Control
Attn: Heidi Nelson
Public Participation Branch
8800 Cal Center Drive, 3rd Floor
Sacramento, CA, 95826

stamp